

169.0

0007

0018.B

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

633,700 /

633,700

USE VALUE:

633,700 /

633,700

ASSESSED:

633,700 /

633,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CHANG ZEN WEI & FENG	
Owner 2:	
Owner 3:	
Street 1: 23 VALENTINE RD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: CHANG ZEN WEI & FENG -
Owner 2: -
Street 1: 23 VALENTINE RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Brick Veneer Exterior and 1265 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code
101 One Family 5000 Sq. Ft. Site 0 70. 1.14 7 399,000 399,000

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	234,700		399,000	633,700		112149
							GIS Ref
							GIS Ref
							Insp Date
							10/14/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	234,700	0	5,000.	399,000	633,700		Year end	12/23/2021
2021	101	FV	220,800	0	5,000.	399,000	619,800		Year End Roll	12/10/2020
2020	101	FV	220,700	0	5,000.	399,000	619,700	619,700	Year End Roll	12/18/2019
2019	101	FV	210,100	0	5,000.	399,000	609,100	609,100	Year End Roll	1/3/2019
2018	101	FV	210,100	0	5,000.	336,300	546,400	546,400	Year End Roll	12/20/2017
2017	101	FV	210,100	0	5,000.	307,800	517,900	517,900	Year End Roll	1/3/2017
2016	101	FV	210,100	0	5,000.	262,200	472,300	472,300	Year End	1/4/2016
2015	101	FV	186,200	0	5,000.	228,000	414,200	414,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHANG ZEN WEI &	13562-613		10/1/1978		53,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2016	816	New Wind	8,941					
6/9/2015	644	Solar Pa	13,000	6/9/2015			Install 10 roof mo	

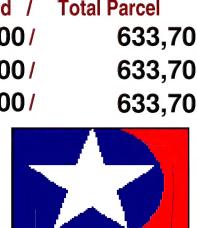
ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2015	Permit Insp	PC	PHIL C
10/14/2008	Meas/Inspect	163	PATRIOT
4/21/2000	Inspected	264	PATRIOT
12/14/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION

Type:	97 - Tudor	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:	1 - Wood Shingl	10 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK/WHIT	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Fair	PDAS.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 1	HB

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1932
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.

INTERIOR INFORMATION

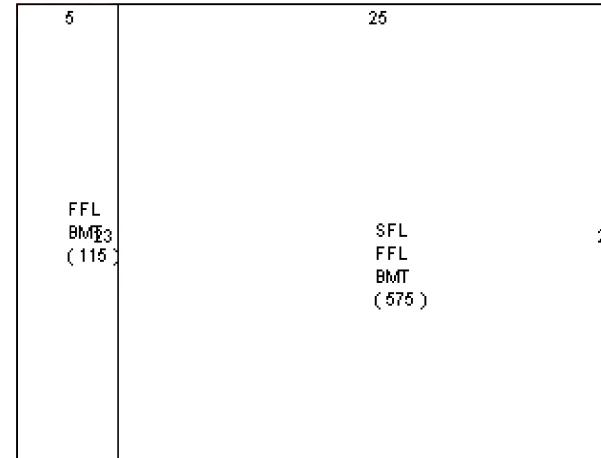
Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

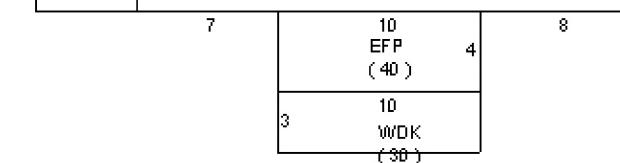
Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

COMMENTS**SKETCH**

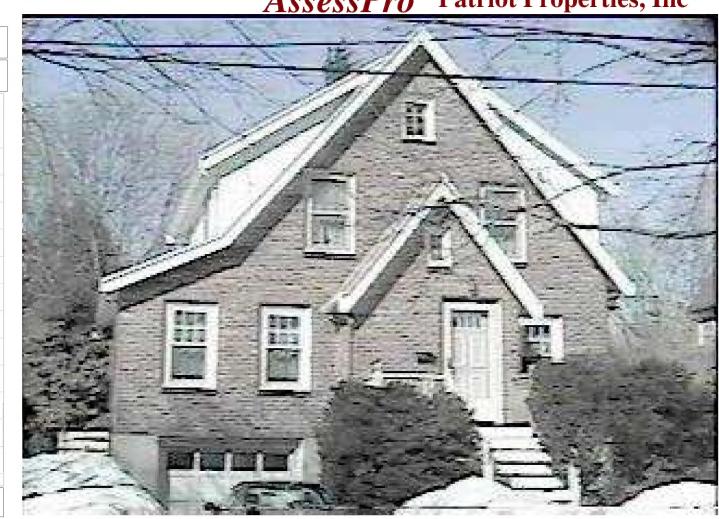
Sum Area By Label :
SFL = 575
FFL = 690
BMT = 690
EFP = 40
WDK = 30

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	690	55.580	38,353
FFL	First Floor	690	185.280	127,844
SFL	Second Floor	575	185.280	106,536
EFP	Enclos Porch	40	73.810	2,952
WDK	Deck	30	16.270	488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Code					
Area - SQ					
Rate - AV					
Undepr Value					
Net Sketched Area:	2,025	Total:	276,173		
Size Ad	1265	Gross Area	2025	FinArea	1265

IMAGE

AssessPro Patriot Properties, Inc